

ARCHITECTURE & DESIGN REVIEW COMMITTEE MINUTES  
November 5, 2015 5:45 p.m.

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Members present: Dave Goslin, Sue Larsen, Marshal Montana, Charles Regulbuto, David Schwabe,  
John Scheib, Teri Parrott

Staff present: Michele R. Lipe, Director of Planning

The meeting was called to order at 5:45 p.m.

**Appl. 15-48P, One Buckland Center** – request for a site plan of development approval for two commercial buildings totaling 17,853 sf, on property located southerly of Smith Street, on the westerly side of Buckland Road at the Manchester town line, RC zone

Mr. Ben Wheeler of Design Professionals, Inc. presented plans for two single story buildings totaling 17,000 square feet, to be known as One Buckland Center, located on two acres on the westerly side of Buckland Road at the Manchester town line. The applicant is proposing to bring a substantial amount of fill onsite to bring the grade of the property up to the street. The site will be accessed by a right in and right out only from Buckland Road.

Mr. Wheeler described the layout of the buildings, parking areas, sidewalks, dumpster, and retaining walls in relationship to the surrounding area. Landscaping plantings were described to be located along the parking lot side and islands close to Buckland Road. The required buffer area along the western property boundary was discussed.

There will be decorative stone walls, three feet in height, to match the base of buildings along the Buckland Road frontage on both sides of the entrance drive. There is an existing four foot sidewalk along the frontage that will be relocated onto this property in the area of the widening of the turning lane.

Both pole lighting and building mounted lighting was described as compliant full cutoff lighting. Eight poles are proposed. The lights toward the west will be twenty feet in height and those closest to Buckland Road will be eighteen feet in height.

Signage will include one sign located at the entrance drive and each building will have tenant signage. Two alternate monument sign proposals were presented. The sign would have the same stone base as the walls and the internally lit sign would be translucent with only the cut letters shining through at night.

Mr. John Everett of New England Design Inc. described both retail buildings as identically designed in craftsman style. The project colors will be neutral earth tones and the vinyl siding proposed for the sides of the buildings will be shades of tan. The building will be accented with stone veneer and the stone knee wall will wrap along the side of the buildings for approximately 30 feet. Upper window band fenestration was described. There will be bracket type knee walls. Decorative cupolas will be added. Glass windows will face both Buckland Road and the interior entrances.

Samples of stone veneer were presented with taupe color variations. An earth color pallet is being used. Roof shingles will be timberline weather wood. Decorative wall sconces of craftsman mission style were described.

After review of the proposal, it was the consensus of the Committee that a favorable review is forwarded to the Planning and Zoning Commission.

The committee adjourned at 6:30 PM.

Respectfully submitted:

Michele R. Lipe, AICP  
Director of Planning